

AVAILABLE
Q1 2024



UNIT B5 WORTON GRANGE READING

Refurbished Warehouse /
Production Unit
Available To Let
10,974 Sq Ft (1,019.5 Sq M)



Target
EPC 'A'



Electric Loading
Door: 5m High
3.5m Wide



Communal
Gated
Yard



New LED
Warehouse
Lighting



Good
Natural
Light



Onsite Security
(Evenings +
Weekends)



0.5 miles
from M4
Junction 11



21 Car Parking
Spaces & Car
Charging Points



Clear
Height
6.6m



Indicative image

DESCRIPTION

Unit B5 comprises a light industrial/warehouse which forms one of four terraced units, constructed from a steel framed design incorporating steel profile elevations. The unit is arranged as full height warehouse space with offices situated on the first floor and is part of an attractive, landscaped environment.

The unit is undergoing substantial refurbishment to include a new roof, new LED lighting, full redecoration, new WC's and warehouse office.



ACCOMMODATION

	SQ FT	SQ M
Warehouse	10,076	936
First Floor Offices	898	83.5
Total (GIA)	10,974	1,019.5

TERMS

Available by way of a new FRI lease direct from the Landlord on terms to be agreed.

VIEWING

Strictly through joint sole letting agents.



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